



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-27083 - LONE MOUNTAIN/PULI - APPLICANT:
LOCATIONS, INC. - OWNER: NORTHWEST ESTATES, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11188) and the Lone Mountain West Master Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. If service from the Las Vegas Valley Water District (District) is planned, the applicant shall meet with the District to insure compliance with applicable standards for the installation of water mains. If easements are pursued, the plans must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.
6. The applicant shall meet with the Las Vegas Valley Water District and the applicable Fire Department to insure compliance with standards for fire hydrants and water provision.
7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained

TMP-27083 - Conditions Page Two
April 24, 2008 - Planning Commission Meeting

components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. The onsite streets shall be labeled as a private street and be designated as a common lot, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners Association on the Final Map for this site.
10. Site Visibility Restriction Zones (SVRZ) adjacent to public streets shall be indicated on the civil improvement plans, not on the Final Map, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
11. Site development to comply with all applicable conditions of approval for ZON-11187, SDR-11188, VAC12067, VAC11354 and all other applicable site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed 308-lot single-family residential development on 38.6 acres. The lots, which range in size from 2,000 square feet to 9,200 square feet, access private streets which in turn access Kersee Street, Stange Avenue and Peaceful Dawn Avenue. This map replaces the nearly identical original Tentative Map (TMP-12630) which will expire on 05/11/08.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.

TMP-27083 - Staff Report Page Two
April 24, 2008 - Planning Commission Meeting

03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
02/14/08	The Planning Commission denied a request for a Site Development Plan Review (SDR-25487) for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single family residential development with a 296-unit multi-family residential development and a Major Modification to the Lone Mountain West Master Plan (MOD-25974) to amend the land use designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and to amend tables one (1) through five (5) of the master development plan. The City Council abeyed this item on 3/19/08 and 04/02/08 to 05/07/08. Staff recommended denial of these items.
04/02/08	The City Council will review a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
04/10/08	An Administrative Extension of Time (EOT-26581) review for an approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue is scheduled.
<i>Related Building Permits/Business Licenses</i>	
No building permits have been issued for this project.	
<i>Pre-Application Meeting</i>	
02/22/08	A pre-application meeting was held where elements of the Tentative Map submittal process were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
03/17/08	A field check was performed by staff at the subject property. The site was noted as generally undeveloped, with the exception of minor grading in places, and sloped downward from west to east.

TMP-27083 - Staff Report Page Three
 April 24, 2008 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	38.6

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
South	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PF (Public Facilities)]
East	Undeveloped, Single Family Homes	L (Low Density Residential) and ML (Medium Low Density Residential)	U (Undeveloped) [PCD (Planned Community Development)] and PD (Planned Development)
West	Undeveloped	Clark County R-C (Resource Conservation)	Clark County R-U (Rural Open Land)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, Development Standards in a PD (Planned Development) zoning district are approved through the Master Development Plan, in this case the Lone Mountain West Master

DC

Development Plan and Design Standards. The Lone Mountain West Master Plan allows the establishment of some standards through the Site Development Plan Review.

TMP-27083 - Staff Report Page Four
April 24, 2008 - Planning Commission Meeting

Per the Lone Mountain Development Standards, the following requirements apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	2,000 SF	Y*
Min. Lot Width	N/A	36 Feet	Y*
Min. Setbacks			
• Front	N/A	5 Feet	Y*
• Side	N/A	3 Feet	Y*
• Corner	N/A	7 Feet	Y*
• Rear	N/A	3 Feet	Y*
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	3 Stories	3 Stories	Y
Mech. Equipment	Screened/Roof Mounting Prohibited	Screened	Y

* These standards were established through the approval of Site Development Plan Review (SDR-11188).

ANALYSIS

The applicant is proposing a 308-lot single-family residential subdivision on 38.6 acres. A Site Development Plan Review (SDR-11188) was approved for the site on 04/05/06 and an Extension of Time (EOT-26688) was approved for the site on 04/02/08. An Administrative Extension of Time (EOT-26581) for an approved Vacation (VAC-11354) is scheduled for 04/10/08.

FINDINGS

•General information

The proposal is for a 308-lot single-family residential development on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road alignment. The development standards for the site were approved as part of a Site Development Plan Review (SDR-11188). The approved standards are consistent with other developments in the Lone Mountain West Master Plan area.

The site poses some topography issues that have been addressed through lot layout and street placement. The streets have been laid out in simple east-west blocks at the southern portion of the site and two long north-south streets at the north, which use roundabouts to calm interior traffic and provide a break in the street pattern. The Hillside Development Standards and Guidelines listed in Title 19.06.170 are not applicable to this development as the ordinance was approved after the original Site Development Plan Review and Tentative Map approvals were given on this site and the map submitted with this application mirrors the original approved Tentative Map (TMP-12630). Any future major modifications made to this site will require compliance with Title 19.06.170.

TMP-27083 - Staff Report Page Five
April 24, 2008 - Planning Commission Meeting

In addition, a 20,000 square-foot Las Vegas Valley Water District (District) Booster Station has been provided on site to supply water service to the development on a parcel to be Rezoned to PF (Public Facilities) at a future date. The District has submitted a letter noting concerns about this proposed project. They have been unable to confirm any existing commitment for water service and the subject project can not be provided water service from the Districts system without a water commitment. It was also noted by the District that the plan reflects the installation of water mains within easements. This does not meet the Districts standards as these mains must be installed in dedicated private drives or rights-of-way. If easements are pursued the plans must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.

•Cross Section

Due to the grade of the site and its close proximity to a mountain, the wall configuration is significant to overcome site constraints. The submitted plans indicate maximum retaining wall heights of three feet and maximum screen wall heights of six feet. From east to west, each home pad is slightly higher than its neighbor. As a result, real wall height for property owners will be a maximum of nine feet. Near wash areas, greater retaining is needed and the applicant is proposing a maximum of three, six-foot high retaining walls with a five-foot stepback between each six foot section. A wall exhibit has been submitted by the applicant further illustrating these conditions.

•Trails

The applicant has indicated a 55-foot multi-purpose trail across the utilities easement in the middle of the development. The trail and trail detail has been designed to comply with the standards provided for within the Lone Mountain West Master Development Plan and Design Standards.

•Special Conditions of Approval (from Zoning or SDPR)

1. Approval and conformance to the conditions of approval of Extensions of Time (EOT-26581 and EOT-26688), a Major Modification (MOD-11184) of the Lone Mountain West Master Development Plan, Site Development Plan Review (SDR-11188), Rezoning (ZON-11187) and Vacation (VAC-11354).

3. All development shall be in conformance with the site plan date stamped 03/22/06, the landscape plan date stamped 01/13/06 and the building elevations date stamped 10/26/06 except as amended by conditions herein.

